

±4,896 SF Class-A  
Freestanding Multi-Tenant  
Medical Office Building



**FOR SALE**

1233 Brookside Avenue | Redlands, CA

For more  
information,  
please contact

**BRANDON BARNES**  
714.321.7131  
brandon.barnes@kidder.com  
LIC N° 02079689

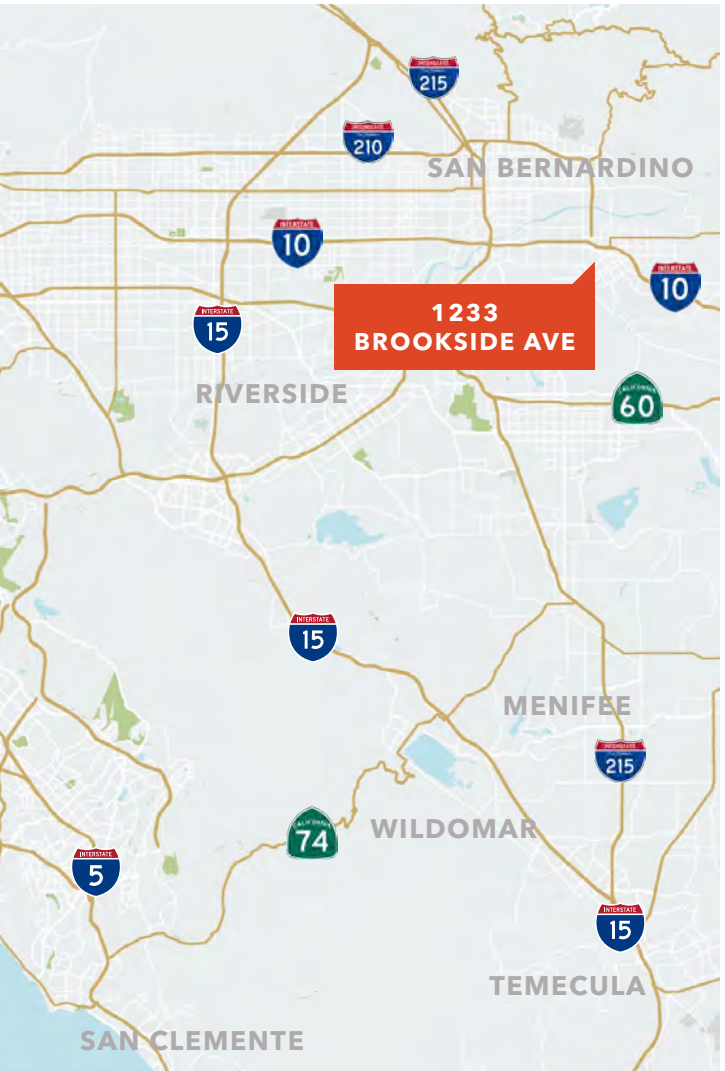
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**km** Kidder  
Mathews



# RARE OWNER-USER/INVESTMENT OPPORTUNITY

MEDICAL OFFICE BUILDING | 1233 BROOKSIDE AVENUE | REDLANDS, CA





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MEDICAL OFFICE BUILDING | 1233 BROOKSIDE AVENUE | REDLANDS, CA



1233 Brookside Ave features three (3) well-maintained individual suites and is located in the heart of Redlands, California.



**±4,896 SF CLASS-A  
MEDICAL/OFFICE  
BUILDING**



**SITUATED ON  
0.43 AC OF LAND  
(±18,625 SF)**



**YEAR BUILT  
2007**



**20 PARKING STALLS  
(4/1,000 SF)**



**600 AMPS POWER  
(PLEASE VERIFY)**



**FOUR (4) DENTAL  
CLEANING BAYS IN  
SUITE A. PLUMBING  
FOR SIX (6) BAYS**



**IMMEDIATE ACCESS  
TO THE 10 FREEWAY**



**WELL-LANDSCAPED  
GROUNDS**

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## Floor Plan

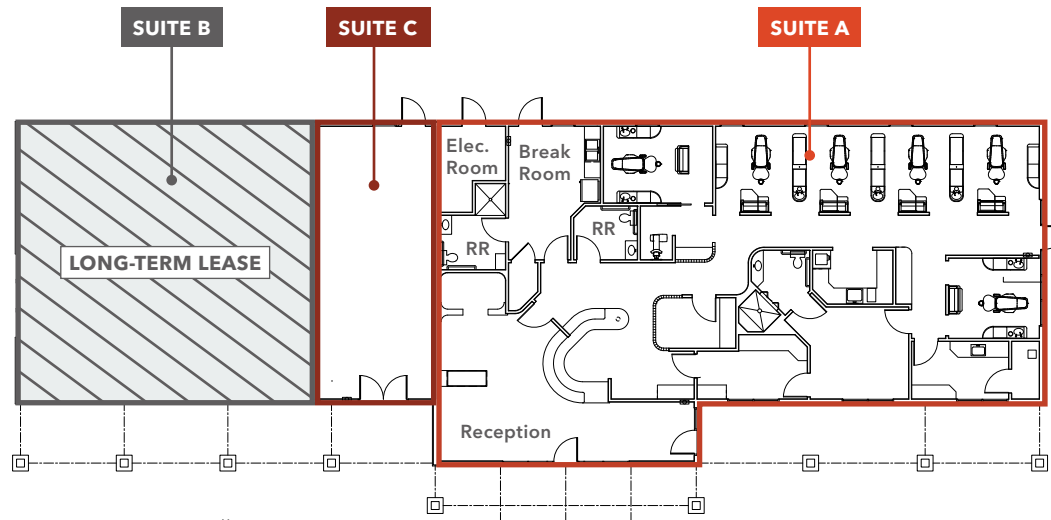
±4,896

TOTAL SQUARE FEET

CONTACT  
BROKER

SALE PRICE

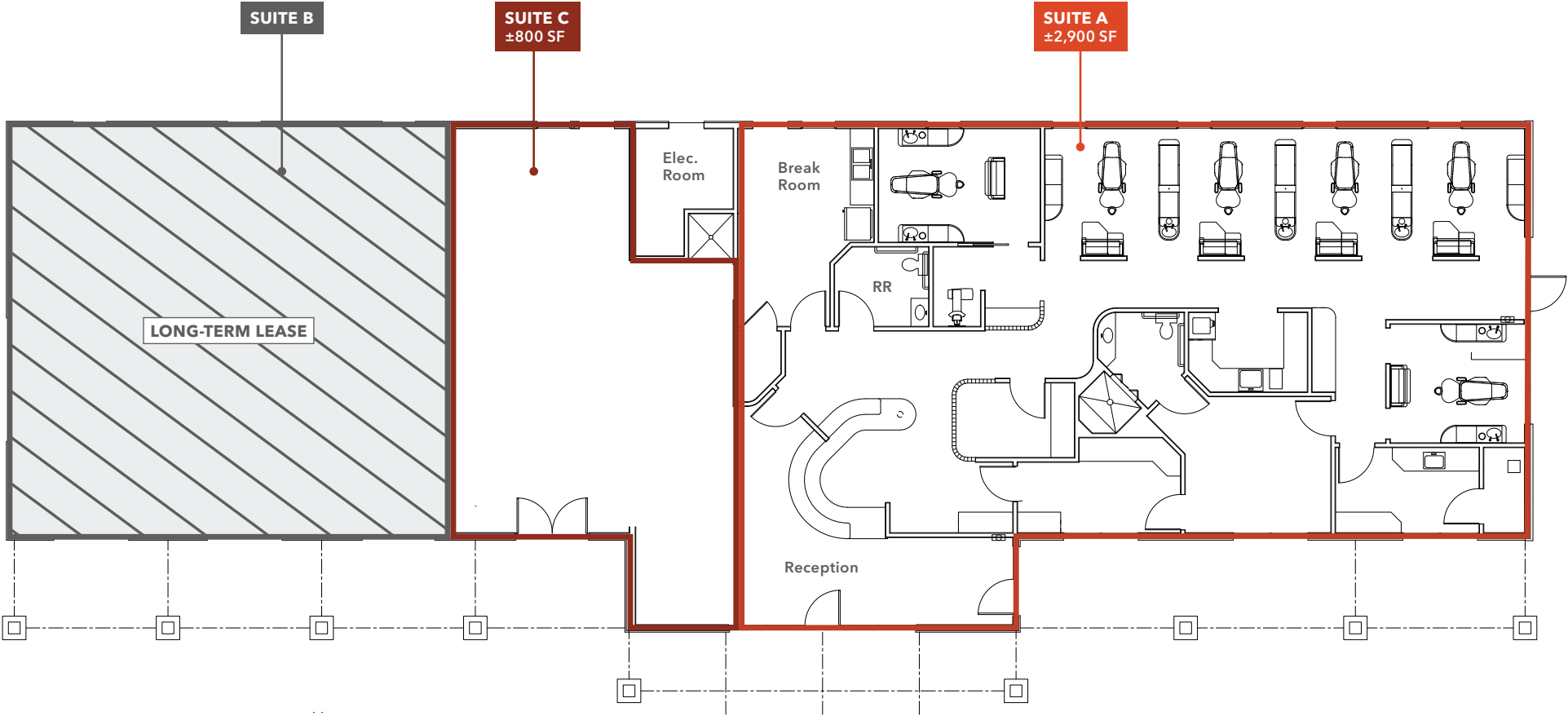
A well-maintained and rare owner-user investment opportunity located in Redlands, California. A freestanding, multi-tenant, Class-A medical office building. Desirable and convenient location. High-end tenant improvements.



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## Floor Plan | Hypothetical 1

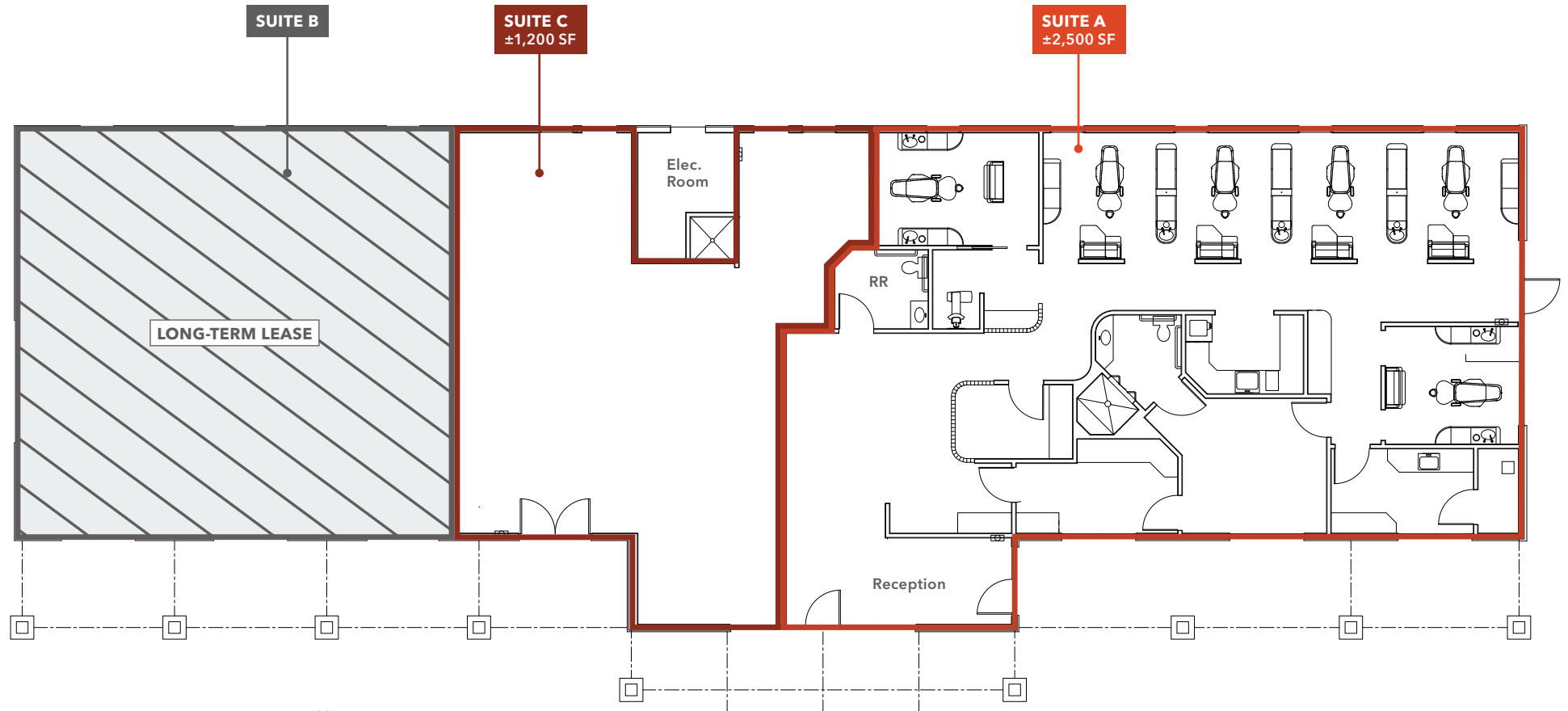




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## Floor Plan | Hypothetical 2



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